

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Two double bedrooms set to first floor
- ◆ Attractive ground floor lounge
- ◆ Two well appointed white en-suite shower rooms
- ◆ Large fitted kitchen and dining area
- ◆ Guests cloakroom/w.c.
- ◆ French doors to rear paved patio
- ◆ Underground garage/parking with electric gates
- ◆ Video entry/main door release system
- ◆ Set opposite Sutton Park



***1 LONGMOOR HOUSE, 2D STREETLY LANE, FOUR OAKS - OFFERS AROUND £425,000
NO CHAIN***

Set in a well regarded location opposite Sutton Park within easy walking distance of Four Oaks gate the property is positioned within a few hundred metres of shopping facilities at "The Crown" as well as Mere Green with it's extensive shops and restaurants being close by and additionally public transport links, including both Cross City rail line and local buses. Thoughtfully designed and well presented, the property has the security of an alarm system, video entry/door release to the main doorway as well as underground parking having secure, remote control gates. Further complemented by PVC double glazing and gas central heating (both where specified) the property is of a duplex style, having ground floor living accommodation, coupled with first floor bedrooms. To fully appreciate the property on offer, it's spacious proportions and thoughtful design, we highly recommend an internal inspection. Briefly comprising, apartment style communal reception hall, opening to the property's own reception, having guests cloakroom/w.c. off, there is an attractive, spacious lounge together with a large, comprehensively fitted kitchen and dining area, each set to the ground floor, having double glazed french doors opening to rear patio area. To the first floor there are two double bedrooms, each having fitted wardrobes and well appointed white en-suite shower rooms.

Set back from the roadway behind a block paved driveway leading to garage, there are twin visitor parking spaces. The property has a communal garden to the front having shrubs and bushes and pathway opening to:

RECESSED PORCH: Intercom/video entry system, part obscure glazed door opens to:

COMMUNAL ENTRANCE HALL: Having further obscure glazed window to side, wall heater. The property's main front door opening to:

RECEPTION HALL: Double radiator, understairs storage/cloaks cupboard, video entry phone.

GUESTS CLOAKROOM/W.C.: White low flushing w.c., wash hand basin, tiled splashbacks and floor, extractor fan.

ATTRACTIVE LOUNGE: 18'6" x 13'6" max x 11'3" min PVC double glazed windows with central double glazed, double french doors leading to rear patio, further two double glazed windows to side set into a wide fireplace recess/alcove with central coal effect living flame gas fire having Minster styled stone surround with hearth and mantle, double radiator, deep coving to ceiling.

LARGE COMPREHENSIVELY FITTED KITCHEN AND DINING AREA: 15'8 x 14'7" max x 11'8" min PVC double glazed windows and double glazed double french doors to rear patio, one and a half bowl sink unit set into rolled edge worksurfaces having tiled splashbacks and concealed downlighters, there is a comprehensive range of fitted units to both base and wall level, including draws, integrated dishwasher, washing machine, fridge and freezer, elevated stainless steel oven having separate microwave/oven above, stainless steel gas hob set into granite top, in turn having matching stainless steel splashback and extractor canopy over, space for dining table, double radiator, wood style flooring.

RETURN STAIRS TO LANDING: PVC double glazed window to rear, double airing/linen cupboard. Retractable loft ladder gives access to part boarded loft.

BEDROOM ONE: 16'4" max x 11'5" min x 13'7" max x 11'2" min PVC double glazed double french doors open to a Juliette style balcony, dressing recess having a further double glazed window to side, dressing table with side draws, base unit and double wardrobe with further built-in double and single wardrobes, radiator.

EN-SUITE SHOWER ROOM: Matching white suite comprising, wash hand basin, low flushing w.c, enclosed shower cubicle with glazed splashscreens and tiled splashbacks, further tiling to walls and floor, ladder style radiator.

BEDROOM TWO: 16'0" max x 12'7" max x 9'10" min PVC double glazed double french doors open to Juliette style balcony, further double glazed windows to rear and side, fitted desk unit having draws, base unit and shelving, double built-in wardrobe, two radiators.

EN-SUITE SHOWER ROOM: Matching white suite comprising, wash hand basin, low flushing w.c., enclosed double shower cubicle with glazed splashscreens and tile splashbacks, further tiling to walls and floor, ladder style radiator.

OUTSIDE: The property has a paved patio area with french doors accessed from both the lounge and breakfast kitchen, in turn opening to communal lawned garden flanked by mature shrubs and bushes, timber fencing.

ENCLOSED UNDERGROUND PARKING/"GARAGE": Accessed via remote controlled twin opening gates, block paved driveway leads to further substantial remote controlled gate, in turn opening to the complex's garage area, where the property has an approximately one and half car width garaging/storage area.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE: We have been informed by the vendor that the property is Leasehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's

COUNCIL TAX BAND: F

FIXTURES & FITTINGS: Carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Streetly Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.